



Mecklenburg County

USDC Report

Month Ended November 2012

USDC Form C-404: Report of privately-owned residential building or zoning permits issued.

Mecklenburg County Land Use and Environmental Services

P.O Box 31097 - Charlotte, N.C. 28231

Geographic Coverage Changed

____ No ____ Yes

			Privately Owned			Publicly Owned		
			Buildings	Housing Units	Cost of Construction	Buildings	Housing Units	Cost of Construction
1. New Residential Housekeeping Buildings & Mobile Homes								
101	One Family Detached		223	223	\$35,624,672	0	0	\$0
102	One Family Attached/Townhouse (land sold w/unit)		55	61	\$9,322,967	0	0	\$0
103	Two Family / Duplex		0	0	\$0	0	0	\$0
104	3 & 4 Family Apartments (no land sold with unit)		0	0	\$0	0	0	\$0
105	5 or More Family Apartments (no land sold w/unit)		26	541	\$54,268,914	0	0	\$0
112	Mobile Home		2	2	\$15,580	0	0	\$0
1. New Residential Housekeeping Buildings & Mobile Homes Total:			306	827	\$99,232,133	0	0	\$0
2. New Residential NonHousekeeping Buildings								
213	Hotels, Motels and Tourist Cabins (transient acc.)		0	0	\$0	0	0	\$0
214	Other Non-housekping Shelters (lodges/clubs/dorm)		0	0	\$0	0	0	\$0
2. New Residential NonHousekeeping Buildings Total:			0	0	\$0	0	0	\$0
3. New NonResidential Buildings								
318	Amusement and Recreational Bldgs(theaters,radiotv)		0	0	\$0	0	0	\$0
319	Churches and Other Religious Buildings		0	0	\$0	0	0	\$0
320	Industrial Buildings(manufacturing plants,factory)		2	2	\$160,646	0	0	\$0
321	Parking Garages (open to the public)		0	0	\$0	0	0	\$0
322	Service Stations and Repair Garages		0	0	\$0	0	0	\$0
323	Hospitals/Institutional Bldgs(nursing homes,orp)		2	2	\$28,775,165	1	1	\$2,000
324	Office, Bank, Prof. Medical Offices		6	6	\$14,049,703	0	0	\$0
325	Public Works/Utilities(power, sewage plants, wtr)		0	0	\$0	0	0	\$0
326	Schools/Other Educational Bldgs(libraries, dorms)		0	0	\$0	0	0	\$0
327	Stores/Mercantile Bldgs(retail,restaurant,beauty)		7	7	\$2,514,594	0	0	\$0
328	Other Not-CO'able Non-Residential Buildings(well house,barn,sat. dish)		11	11	\$146,233	0	0	\$0
329	Structures other than Buildings(piers, pools, TANKS,ETC)		27	27	\$1,407,800	10	10	\$4,787,400
3. New NonResidential Buildings Total:			55	55	\$47,054,141	11	11	\$4,789,400
4. Additions and Alterations								
434	Housekeeping Buildings(additions, chimneys, conv, lcd)		395	392	\$9,971,582	0	0	\$0
437	All Other Non-CO'able Buildings / Structures		381	8834	\$37,385,961	4	4	\$1,089,757
438	Residential Garages / Carports(attached or detached)		23	202	\$530,609	0	0	\$0
4. Additions and Alterations Total:			799	9428	\$47,888,152	4	4	\$1,089,757



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____ No ____ Yes

Privately Owned				Publicly Owned		
	Buildings	Housing Units	Cost of Construction	Buildings	Housing Units	Cost of Construction
5. Conversions						
540 Non-Residential / Non-Housekeeping to Housekeeping	0	0	\$0	0	0	\$0
541 Housekeeping Bldgs to Non-Res or Non-Housekeeping	0	0	\$0	0	0	\$0
5. Conversions Total:	0	0	\$0	0	0	\$0
6. Demolitions						
645 One Family	33	33	\$153,240	0	0	\$0
646 Two Family	0	0	\$0	0	0	\$0
647 Three and Four Family	0	0	\$0	0	0	\$0
648 Five or more Family	3	3	\$305,000	0	0	\$0
649 All Other Buildings and Structures	5	5	\$34,900	0	0	\$0
6. Demolitions Total:	41	41	\$493,140	0	0	\$0

7. Additional Information on Permits \$500,000 and above.

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B2376182	329	Effluent Filter Upgrade and Expansion 12701 LANCASTER HWY CHARLOTTE, N.C.	CROWDER CONST/ACCTS PAYABLE	PUB	1	\$3,732,400.00
B2396189	434	BOYETTE - RES ADDITION/RENOVATION - PLAN REV 2611 BERETANIA CIR	BOYTE JOHN F COMP INC	PVT	1	\$557,000.00
B2397762	437	Just Save Store Upfit 5300 SUNSET RD CHARLOTTE, N.C.	PRESTIGE BUILDING CO INC	PVT	1	\$1,487,000.00
B2397851	437	Innovation Park - Building 202 -Restroom Renov 8501 IBM DR CHARLOTTE, N.C.	CHOATE CONSTRUCTION CO	PVT	1	\$730,000.00
B2398062	327	Discount Tire Company 2522 SARDIS RD N CHARLOTTE, N.C.	METROLINA BUILDERS INC	PVT	1	\$970,094.00
B2398668	105	NODA 20 3521 WARP ST CHARLOTTE, N.C.	GATEWAY HOMES LLC	PVT	1	\$1,335,014.00
B2399028	324	MSC Corporation Headquarters-CORE SHELL 525 HARBOUR PLACE DR DAVIDSON, N.C.	CHOATE CONSTRUCTION CO	PVT	1	\$13,565,691.00
B2399752	434	MPL/RES REMODEL-LARGE PLN REV 4311 FOX BROOK LN CHARLOTTE, N.C.	WOOD BRO GENERAL CONTRACTORS	PVT	1	\$650,000.00
B2400976	437	CTAC - SOUTHPARK MALL 1968 ROOF REPAIRS 4400 SHARON RD CHARLOTTE, N.C.	BAKER ROOFING COMPANY	PVT	1	\$560,000.00
B2401168	437	Qualitest Phase 2 QC Laboratory Rnvtm/New 3700 WOODPARK BLVD CHARLOTTE, N.C.	TURNER CONSTR COMPANY	PVT	1	\$4,800,000.00
B2401190	437	Clarion Renovation 212 W WOODLAWN RD CHARLOTTE, N.C.	PALMETTO DESIGN ASSO INC	PVT	1	\$550,000.00

7. Additional Information on Permits \$500,000 and above.

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B2401583	437	Cadillac of South Charlotte 10725 PINEVILLE RD PINEVILLE, N.C.	DOERRE CONSTRUCTION CO LLC	PVT	1	\$1,019,336.00
B2401591	437	XOOM Energy 11208 STATESVILLE RD Unit: 200 HUNTERSVILLE, N.C.	HARKER DOERRE LLC	PVT	1	\$689,000.00
B2401600	437	XOOM Call Center 11208 STATESVILLE RD Unit: 100 HUNTERSVILLE, N.C.	HARKER DOERRE LLC	PVT	1	\$692,000.00
B2401924	437	State Employee Credit Union Park Road Office 4819 PARK RD CHARLOTTE, N.C.	PLAYER INC	PVT	1	\$1,894,000.00
B2402337	105	Oxford City Park- BLDG 1 3545 CITY PARK DR CHARLOTTE, N.C.	OXFORD PROPERTIES LLC	PVT	51	\$7,071,300.00
B2402339	105	Oxford City Park BLDG 2 3505 CITY PARK DR CHARLOTTE, N.C.	OXFORD PROPERTIES LLC	PVT	60	\$6,781,000.00
B2402364	323	PH ICU Renovation 200 HAWTHORNE LN CHARLOTTE, N.C.	RODGERS BLDRS, INC	PVT	1	\$7,100,000.00
B2402570	437	Carolina Center for Oral & Facial Surgery 8840 BLAKENEY PROFESSIONAL DR Unit: 301 CHARLOTTE, N.C.	COLONY BUILDERS, INC	PVT	1	\$1,200,000.00
B2402656	105	Oxford City Park- BLDG 3 1816 PIEDMONT HILLS PL CHARLOTTE, N.C.	OXFORD PROPERTIES LLC	PVT	48	\$5,324,300.00
B2402658	105	Oxford City Park- BLDG 4 1610 PIEDMONT HILLS PL CHARLOTTE, N.C.	OXFORD PROPERTIES LLC	PVT	48	\$5,324,300.00
B2403356	327	McDonald's Boyer Street 2820 BOYER ST CHARLOTTE, N.C.	HUDSON CO OF TENNESSEE	PVT	1	\$1,000,000.00
B2403888	437	One Wells Fargo Center Fuel Tank Replacement 301 S TRYON ST CHARLOTTE, N.C.	BALFOUR BEATTY CONSTRUCT LLC	PVT	1	\$521,000.00

7. Additional Information on Permits \$500,000 and above.

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B2404018	437	Rehab Community Schl of Davidson - Renovation 404 ARMOUR ST Unit: A DAVIDSON, N.C.	MCM MCMILLAN CONST MANAGEMENT	PVT	1	\$860,000.00
B2404641	323	Mega Pnvl LTACH/Rehab Hosp (Shell/Core/Upfit ONLY) 10648 PARK RD PINEVILLE, N.C.	ROBINS & MORTON GROUP THE	PVT	1	\$21,675,165.00
B2404814	437	Banana Republic Store at South Park Mall 4400 SHARON RD Unit: E-12 CHARLOTTE, N.C.	WEEKES CONSTRUCTION	PVT	1	\$729,420.00
B2404882	437	CHS - Levine Cancer Institute - Morrocroft II 4525 CAMERON VALLEY PKY Unit: 3500 CHARLOTTE, N.C.	EDISON FOARD INC	PVT	1	\$632,000.00
B2405205	105	Waterford @ the Park - Bldg #1 - New Full 12805 HOPEWELL AVE HUNTERSVILLE, N.C.	SHANNON STROBEL & WEAVER	PVT	41	\$3,410,000.00
B2405234	105	Waterford @ the Park - Bldg #2 12831 HOPEWELL AVE HUNTERSVILLE, N.C.	SHANNON STROBEL & WEAVER	PVT	27	\$2,361,000.00
B2405285	105	Waterford @ the Park - Bldg #3 12832 HOPEWELL AVE HUNTERSVILLE, N.C.	SHANNON STROBEL & WEAVER	PVT	27	\$2,361,000.00
B2405293	105	Waterford @ the Park - Bldg #4 12808 HOPEWELL AVE HUNTERSVILLE, N.C.	SHANNON STROBEL & WEAVER	PVT	27	\$2,361,000.00
B2405307	105	Waterford @ the Park - Bldg #5 11920 JOLEEN CT HUNTERSVILLE, N.C.	SHANNON STROBEL & WEAVER	PVT	40	\$2,414,000.00
B2405313	105	Waterford @ the Park - Bldg #6 12715 HOPEWELL AVE HUNTERSVILLE, N.C.	SHANNON STROBEL & WEAVER	PVT	10	\$638,000.00
B2405320	105	Waterford @ the Park - Bldg #7 12725 HOPEWELL AVE HUNTERSVILLE, N.C.	SHANNON STROBEL & WEAVER	PVT	10	\$638,000.00
B2405329	105	Waterford @ the Park - Bldg #8 12721 HOPEWELL AVE HUNTERSVILLE, N.C.	SHANNON STROBEL & WEAVER	PVT	34	\$2,978,000.00

7. Additional Information on Permits \$500,000 and above.

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B2405392	437	Waterford @ the Park - Leasing Office 11920 JOLEEN CT Unit: 99 HUNTERSVILLE, N.C.	SHANNON STROBEL & WEAVER	PVT	1	\$908,000.00
B2406093	101	CUSTOM/NEW RESIDENCE/PLN REV 15615 JUNE WASHAM RD DAVIDSON, N.C.	CUSTOM HOMES OF THE CAROLINAS	PVT	1	\$504,930.00
B2406116	437	CMC 4T Renovations 1000 BLYTHE BLVD CHARLOTTE, N.C.	CAROLINAS HEALTHCARE SYSTEM	PUB	1	\$867,542.00
B2406297	437	Presbyterian Hospital Kitchen Rnvtn 200 HAWTHORNE LN CHARLOTTE, N.C.	HARDIN CONSTRUCTION GROUP	PVT	1	\$5,160,044.00
B2406438	105	Alpha Mill Phase II 447 E 12TH ST CHARLOTTE, N.C.	NWR CONSTRUCTION LLC	PVT	100	\$9,500,000.00

8. Name to Contact: Luis Pacheco Title: Revenue Collection Supervisor Phone: (704) 336-3821.



Charlotte Jurisdiction

USDC Report

Month Ended November 2012

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				Privately Owned			Publicly Owned		
				Buildings	Housing Units	Cost of Construction	Buildings	Housing Units	Cost of Construction
1. New Residential Housekeeping Buildings & Mobile Homes									
101	One Family Detached			125	125	\$18,670,496			
102	One Family Attached/Townhouse (land sold w/unit)			47	53	\$7,774,198			
105	5 or More Family Apartments (no land sold w/unit)			8	310	\$35,428,914			
112	Mobile Home			1	1	\$4,100			
1. New Residential Housekeeping Buildings & Mobile Homes Total:				181	489	\$61,877,708			
3. New NonResidential Buildings									
320	Industrial Buildings(manufacturing plants,factory)			1	1	\$1			
323	Hospitals/Institutional Bldgs(nursing homes,orp)			1	1	\$7,100,000			
324	Office, Bank, Prof. Medical Offices			4	4	\$40,012			
327	Stores/Mercantile Bldgs(retail,restaurant,beauty)			7	7	\$2,514,594			
328	Other Not-CO'able Non-Residential Buildings(well house,barn,sat. dish)			9	9	\$86,460			
329	Structures other than Buildings(piers, pools, TANKS,ETC)			10	10	\$342,150	10	10	\$4,787,400
3. New NonResidential Buildings Total:				32	32	\$10,083,217	10	10	\$4,787,400
4. Additions and Alterations									
434	Housekeeping Buildings(additions, chimneys, conv, lcd)			278	276	\$7,762,691			
437	All Other CO'able Buildings / Structures			307	2817	\$29,815,425	3	3	\$964,757
438	Residential Garages / Carports(attached or detached)			16	195	\$272,295			
4. Additions and Alterations Total:				601	3288	\$37,850,411	3	3	\$964,757
6. Demolitions									
645	One Family			32	32	\$149,740			
648	Five or more Family			3	3	\$305,000			
649	All Other Buildings and Structures			4	4	\$32,400			
6. Demolitions Total:				39	39	\$487,140			

7. Additional Information on Permits \$500,000 and above.

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B2397762	437	Just Save Store Upfit 5300 SUNSET RD CHARLOTTE, N.C.	PRESTIGE BUILDING CO INC	PVT	1	\$1,487,000.00	N
B2397851	437	Innovation Park - Building 202 -Restroom Renov 8501 IBM DR CHARLOTTE, N.C.	CHOATE CONSTRUCTION CO	PVT	1	\$730,000.00	N
B2398062	327	Discount Tire Company 2522 SARDIS RD N CHARLOTTE, N.C.	METROLINA BUILDERS INC	PVT	1	\$970,094.00	N
B2398668	105	NODA 20 3521 WARP ST CHARLOTTE, N.C.	GATEWAY HOMES LLC	PVT	1	\$1,335,014.00	N
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B2400976	437	CTAC - SOUTHPARK MALL 1968 ROOF REPAIRS 4400 SHARON RD CHARLOTTE, N.C.	BAKER ROOFING COMPANY	PVT	1	\$560,000.00	N
B2401168	437	Qualitest Phase 2 QC Laboratory Rnvtn/New 3700 WOODPARK BLVD CHARLOTTE, N.C.	TURNER CONSTR COMPANY	PVT	1	\$4,800,000.00	N
B2401190	437	Clarion Renovation 212 W WOODLAWN RD CHARLOTTE, N.C.	PALMETTO DESIGN ASSO INC	PVT	1	\$550,000.00	N
B2401924	437	State Employee Credit Union Park Road Office 4819 PARK RD CHARLOTTE, N.C.	PLAYER INC	PVT	1	\$1,894,000.00	N

7. Additional Information on Permits \$500,000 and above.

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B2402337	105	Oxford City Park- BLDG 1 3545 CITY PARK DR CHARLOTTE, N.C.	OXFORD PROPERTIES LLC	PVT	51	\$7,071,300.00	N
B2402339	105	Oxford City Park BLDG 2 3505 CITY PARK DR CHARLOTTE, N.C.	OXFORD PROPERTIES LLC	PVT	60	\$6,781,000.00	N
B2402364	323	PH ICU Renovation 200 HAWTHORNE LN CHARLOTTE, N.C.	RODGERS BLDRS, INC	PVT	1	\$7,100,000.00	N
B2402570	437	Carolina Center for Oral & Facial Surgery 8840 BLAKENEY PROFESSIONAL DR Unit: 301 CHARLOTTE, N.C.	COLONY BUILDERS, INC	PVT	1	\$1,200,000.00	N
B2402656	105	Oxford City Park- BLDG 3 1816 PIEDMONT HILLS PL CHARLOTTE, N.C.	OXFORD PROPERTIES LLC	PVT	48	\$5,324,300.00	N
B2402658	105	Oxford City Park- BLDG 4 1610 PIEDMONT HILLS PL CHARLOTTE, N.C.	OXFORD PROPERTIES LLC	PVT	48	\$5,324,300.00	N
B2403356	327	McDonald's Boyer Street 2820 BOYER ST CHARLOTTE, N.C.	HUDSON CO OF TENNESSEE	PVT	1	\$1,000,000.00	N
B2403888	437	One Wells Fargo Center Fuel Tank Replacement 301 S TRYON ST CHARLOTTE, N.C.	BALFOUR BEATTY CONSTRUCT LLC	PVT	1	\$521,000.00	N
B2404814	437	Banana Republic Store at South Park Mall 4400 SHARON RD Unit: E-12 CHARLOTTE, N.C.	WEEKES CONSTRUCTION	PVT	1	\$729,420.00	N
B2404882	437	CHS - Levine Cancer Institute - Morrocroft II 4525 CAMERON VALLEY PKY Unit: 3500 CHARLOTTE, N.C.	EDISON FOARD INC	PVT	1	\$632,000.00	N
B2406116	437	CMC 4T Renovations 1000 BLYTHE BLVD CHARLOTTE, N.C.	CAROLINAS HEALTHCARE SYSTEM	PUB	1	\$867,542.00	N

7. Additional Information on Permits \$500,000 and above.

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B2406297	437	Presbyterian Hospital Kitchen Rnvtn 200 HAWTHORNE LN CHARLOTTE, N.C.	HARDIN CONSTRUCTION GROUP	PVT	1	\$5,160,044.00	N
B2406438	105	Alpha Mill Phase II 447 E 12TH ST CHARLOTTE, N.C.	NWR CONSTRUCTION LLC	PVT	100	\$9,500,000.00	N

8. Name to Contact: Luis Pacheco Title: Revenue Collection Supervisor Phone: (704) 336-3821.